

00-0-0869

(Do Not Write Above This Line)

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-00-44

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 3415 STRATFORD ROAD, N.E., FRONTING 148.30 FEET ON THE EASTERLY SIDE OF STRATFORD ROAD BEGINNING 600 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF PEACHTREE ROAD. DEPTH: 529.50 FEET; AREA: 1.58 ACRE; LAND LOT 45, 17TH DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: TED M. MARGESON  
APPLICANT: R.L. DOUGHERTY & ASSOCIATES, LLC  
BY: ROBERT L. ZOECKLER, ESQ.  
NPU-B COUNCIL DISTRICT 7

ADOPTED BY  
NOV 06 2000

COUNCIL

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred 7/5/00  
Referred To: ZRB + Zoning

First Reading

Committee Zoning  
Date 10-27-00  
Chair Dennis Starvo

|   |   |
|---|---|
| Committee<br>Zoning                       | Committee                                 |
| Date<br>10-31-00                          | Date                                      |
| Chair<br>Dennis Starvo                    | Chair                                     |
| Actions<br>Fav, Adv, Held (see rev. side) | Actions<br>Fav, Adv, Held (see rev. side) |
| Others                                    | Others                                    |
| Members<br>V.E. McCarty                   | Members                                   |
| Refer To                                  | Refer To                                  |

|   |   |
|---|---|
| Committee                                 | Committee                                 |
| Date                                      | Date                                      |
| Chair                                     | Chair                                     |
| Actions<br>Fav, Adv, Held (see rev. side) | Actions<br>Fav, Adv, Held (see rev. side) |
| Others                                    | Others                                    |
| Members                                   | Members                                   |
| Refer To                                  | Refer To                                  |

COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
NOV 6 2000  
ATLANTA CITY COUNCIL PRESIDENT  
Robert L. Zoeckler

CERTIFIED  
NOV 06 2000  
Ruth Douglas Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 15 2000  
WITHOUT SIGNATURE  
BY OPERATION OF LAW



00-0-0869

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-00-44  
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3415 Stratford Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **45** of the **17<sup>th</sup>** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 1. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

NOV 06, 2000

NOV 15, 2000



### Conditions for Z-00-44

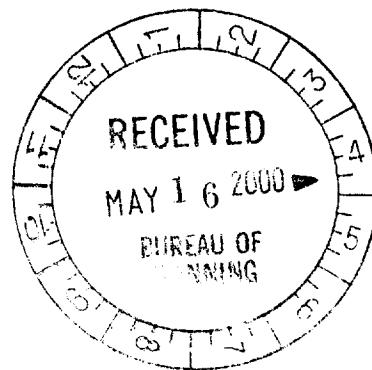
1. Site plan entitled "Stratford Road, Atlanta, Georgia" prepared by Niles Bolton Associates, dated September 29, 2000 and marked received by the Bureau of Planning September 29, 2000.



## LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land Lot 45 of the 17th District of Fulton County, Georgia, in the City of Atlanta, and being more particularly described as follows BEGINNING at an iron pin located on the Northeast side of Stratford Road, a distance of 600 feet Northwesterly from the corner formed by the intersection of the Northeast side of Stratford Road and the Northwest side of Peachtree Road; running thence Northwesterly, along the Northeast side of Stratford Road a distance of 148.3 feet to an iron pin located at the Southeast corner of property now or formerly owned by Burnett; running thence Northeasterly, at an interior angle of 74 degrees 21 minutes, along the Southeast side of said Burnett property, a distance of 529.5 feet to an iron pin; running thence Southeasterly, at an interior angle of 97 degrees 31 minutes, a distance of 122.5 feet to an iron pin; running thence southwesterly, at an interior angle of 84 degrees 54 minutes, along the Northwest side of property now or formerly owned by Lipstein, a distance of 506 feet to an iron pin located on the Northeast side of Stratford Road and the point of beginning all as shown on the attached Plat of Survey dated February 15, 1968, by Roy E. Housworth, Jr., Registered Surveyor.

2-00-44



Sheet 1 of 2



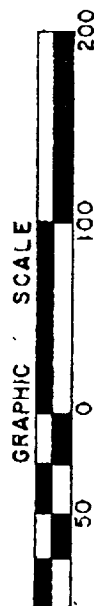
LEGEND :

- IPF IRON PILE FOUND
- IPS IRON PIPE
- € CENTER OF PIPE
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- SB SET BACK
- R RADIUS
- A ARC
- C CHORD
- D.E. DRAINAGE EASEMENT
- S.E. SEWER EASEMENT
- C.E. CONSTRUCTION EASEMENT
- U.E. UTILITY EASEMENT
- L PROPERTY LINE
- W WATER MAIN
- S SANITARY SEWER
- P ELECTRIC POWER
- E EXISTING ELEVATION
- F FINISHED ELEVATION

NOTE: THIS PROPERTY LIES WITHOUT  
THE OFFICIAL F.I.A. FLOOD  
HAZARD DISTRICT

ACRES - 1.5766

68,674.88 sq. ft.



3415 STRATFORD ROAD

THEODORE MINAHAN MARGESON

LAND LOT : 45

DWG. BY: BPL CKD. BY:

LAND DISTRICT : 17 th

SCALE : 1" = 100'

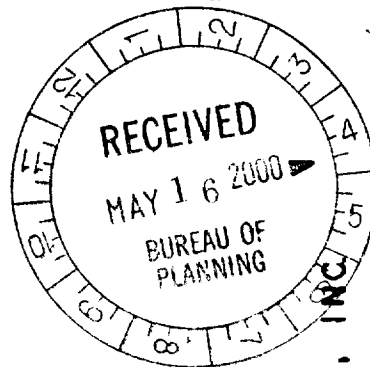
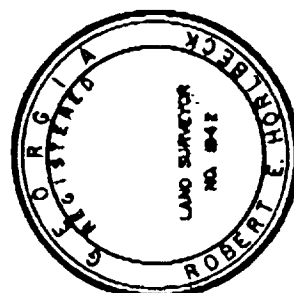
FULTON COUNTY, GEORGIA

DATE : 9 / 19 / 85

FILE NUMBER : 4140

REV. DATE :

IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND SURVEYED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS OF LAW.



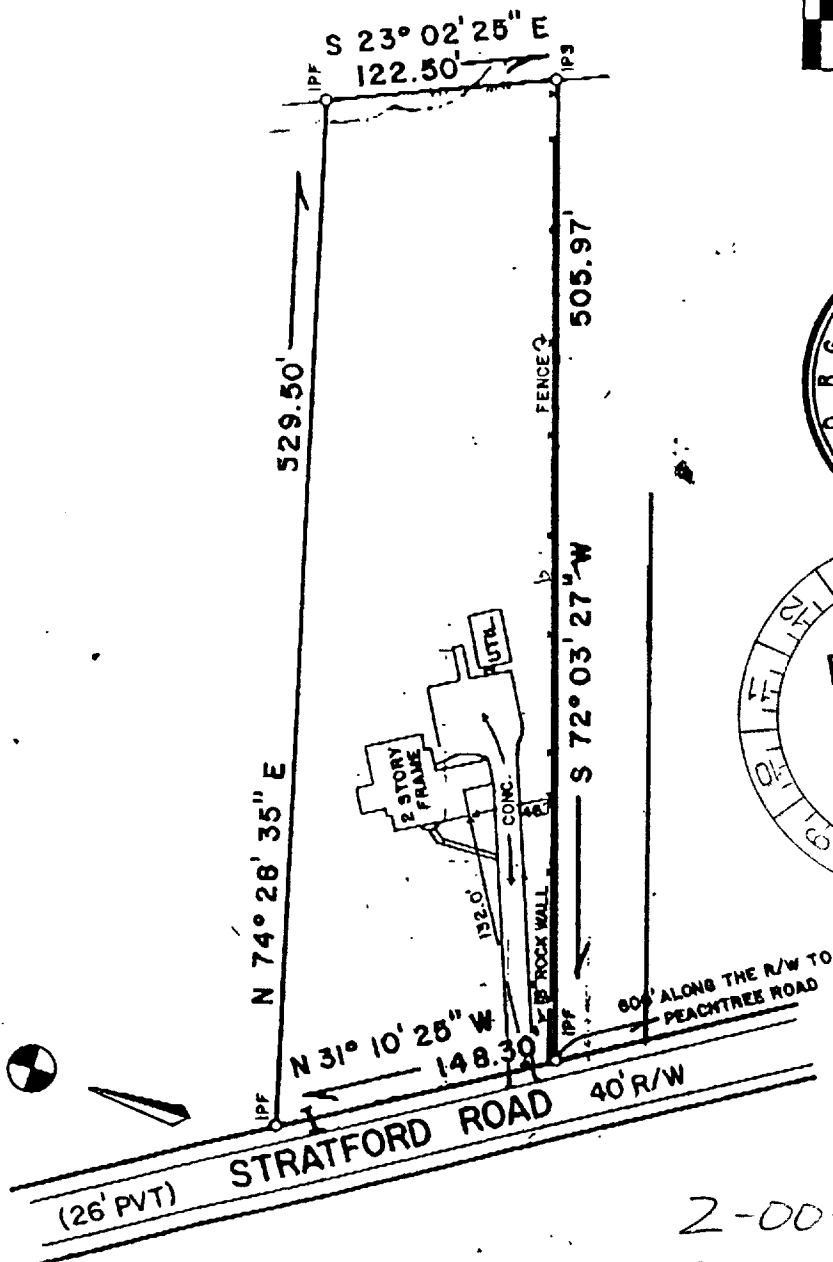
HORLBECK & ASSOCIATES, INC.

8700 JIMMY CARTER BLVD. NORCROSS, GEORGIA 30071

PHONE (404) 448-1848

ENGINEERS PHOTOGRAMMETRISTS SURVEYORS

2-00-44  
Sheet 2 of 2



RCS# 2374  
11/06/00  
4:46 PM

Atlanta City Council

Regular Session

MULTIPLE

0875; 0869; 1445; & 1450

ADOPT

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 1

|            |           |           |             |
|------------|-----------|-----------|-------------|
| Y McCarty  | Y Dorsey  | Y Moore   | Y Thomas    |
| B Starnes  | Y Woolard | Y Martin  | Y Emmons    |
| NV Bond    | Y Morris  | Y Maddox  | Y Alexander |
| NV Winslow | NV Muller | Y Boazman | NV Pitts    |

MULTIPLE